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Leave and license Agreement

Sum
5.57 - 6.00

M/S. BASE REALTY PVT. LTD

AND

M/S. BIREBRA INDIA PVT. LTD

94303
2020

453/15373

पावती

Original/Duplicate

Monday, December 21, 2020

नोंदणी क्र. :39म

11:59 AM

Regn.:39M

पावती क्र.: 16998 दिनांक: 21/12/2020

गावाचे नाव: हिंजवडी

दस्तऐवजाचा अनुक्रमांक: मलस२-15373-2020

दस्तऐवजाचा प्रकार : 36-अ-लिह्व अँड लायसन्सेस

सादर करणाऱ्याचे नाव: मालक-बेस रिअल्टी प्रा.ली. तर्फे अधिकृत स्वाक्षरीकर विक्रम खुडे - -

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 760.00

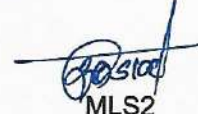
पृष्ठांची संख्या: 38

एकूण:

रु. 1260.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:12 PM ह्या वेळेस मिळेल.


 MLS2

बाजार मुल्य: रु.0/-

मोबदला रु.290869/-

भरलेले मुद्रांक शुल्क : रु. 45800/-

 सह दुय्यम निबंधक
 श्रेणी - १, मुळशी - २

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2012202004170 दिनांक: 21/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008693266202021E दिनांक: 21/12/2020

बँकेचे नाव व पत्ता:


 मूळ दस्त दिला.



CHALLAN
MTR Form Number-6



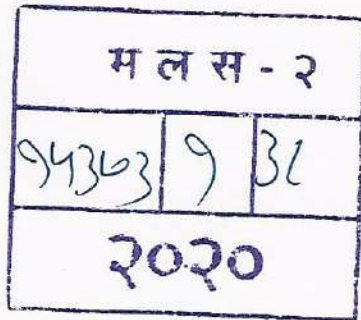
GRN	MH008693266202021E	BARCODE					Date	21/12/2020-11:04:44		Form ID	36A				
Department	Inspector General Of Registration				Payer Details										
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)										
Office Name	MLS2_MULSHI 2 SUB REGISTRAR				PAN No.(If Applicable)	AAACW4656R									
Location	PUNE				Full Name	BIZERBA INDIA PVT LTD									
Year	2020-2021 One Time				Flat/Block No.	PLOT NO 5 PART									
Account Head Details		Amount In Rs.		Premises/Building											
0030046401 Stamp Duty		45800.00		Road/Street	HINJEWADI										
0030063301 Registration Fee		500.00		Area/Locality	PUNE										
				Town/City/District											
				PIN		4	1	1	0	5	7				
				Remarks (If Any)	PAN2=AACCB6445M~SecondPartyName=BASE REALTY PVT LTD~CA=60										
				Amount In	Forty Six Thousand Three Hundred Rupees Only										
Total			46,300.00	Words											
Payment Details				IDBI BANK								FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332020122112174				2649670160					
Cheque/DD No.				Bank Date	RBI Date	21/12/2020-11:05:43				Not Verified with RBI					
Name of Bank				Bank-Branch				IDBI BANK							
Name of Branch				Scroll No. , Date				Not Verified with Scroll							

Department ID :

Mobile No. : 8087871787

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2012202004170	Date	20/12/2020
Received from BASE REALITY PVT LTD , Mobile number 8087871787, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.			
Payment Details			
Bank Name	SBIN	Date	20/12/2020
Bank CIN	10004152020122003845	REF No.	035519036516
This is computer generated receipt, hence no signature is required.			

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MTR Form Number-६



GRN	MH008693266202021E	BARCODE			Date	21/12/2020-11:04:44	Form ID	36A	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	AAACW4656R						
Office Name	MLS2_MULSHI 2 SUB REGISTRAR	Full Name	BIZERBA INDIA PVT LTD						
Location	PUNE	Flat/Block No.	PLOT NO 5 PART						
Year	2020-2021 One Time	Premises/Building							
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	45800.00	Road/Street	HINJEWADI					
0030063301	Registration Fee	500.00	Area/Locality	PUNE					
			Town/City/District						
			PIN	4	1	1	0	5	7
			Remarks (If Any)	PAN2=AACCB6445M--SecondPartyName=BASE REALTY PVT LTD-CA=60					
			Amount In	Forty Six Thousand Three Hundred Rupees Only					
			Words						
Total		46,300.00							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN	Ref. No.	69103332020122112174 2649670160					
Cheque/DD No.		Bank Date	RBI Date	21/12/2020-11:05:43		Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						



Department ID :

Mobile No. : 8087871787

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-453-15373	0003994300202021	21/12/2020-11:59:20	IGR045	500.00
2	(iS)-453-15373	0003994300202021	21/12/2020-11:59:20	IGR045	45800.00
Total Defacement Amount					46,300.00

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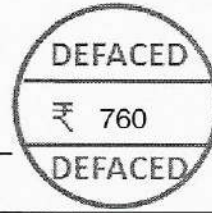


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2012202004170	Receipt Date	21/12/2020
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Received from BASE REALITY PVT LTD , Mobile number 8087871787, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 15373 dated 21/12/2020 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.



Payment Details

Bank Name	SBIN	Payment Date	20/12/2020
Bank CIN	10004152020122003845	REF No.	035519036516
Deface No	2012202004170D	Deface Date	21/12/2020

This is computer generated receipt, hence no signature is required.

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LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made and entered into at Pune on this 21st day of December, 2020

BETWEEN

M/s. BASE REALTY PVT LTD; a company incorporated under the Companies Act, 1956 and under the Companies Act, 2013, having it's registered office at 1607, 16th Floor Lodha Supremus, Opp. Kamala Mills Compound, Senapati Bapat Marg, Lower Parel ,Mumbai 400013 and Site office at India Land Global Industrial Park , S. No. 234, 235 & 245, Hinjawadi Phase 1, Taluka Mulshi, Pune - 411057 hereinafter referred to as the "**OWNERS**" (The **LICENSOR**) through its authorized signatory **Mr. Vikram Khude**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors etc.) **PARTY OF THE ONE PART; [PAN NO. AACCB6445M];**

AND

M/s. Bizerba India Private Limited; a company under the Companies Act, 1956 and under the Companies Act, 2013, having its registered office at 401, **Technocity, Plot No. X-5/3, TTC industrial Area, Mahape, Navi Mumbai - 400701** hereinafter referred to as the "**COMPANY**" (The **LICENSEE**) through its Authorised Signatory **Mr. Kiran Bidvai** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) **PARTY OF THE OTHER PART. (PAN NO. AAACW4656R)**

OWNERS and **COMPANY** are hereinafter jointly referred to as the 'Parties' and individually each as 'Party'.

WHEREAS.

- a) The **OWNERS** have represented as under:
- i. The **OWNERS** are absolutely entitled to land bearing S.No. 234, Hissa No.1 to Hissa No.4, Survey No. 234 Hissa No. 6 to 7, Survey No. 235, Hissa No. 6 to Hissa No.9, Survey No.245, Hissa No.1 to Hissa No.3, totally admeasuring 28 Acres or thereabout situate lying and being at Village Hinjawadi, Taluka Mulshi, District Pune and more particularly described in the First schedule hereunder, hereinafter referred to as "**the said Larger land**".



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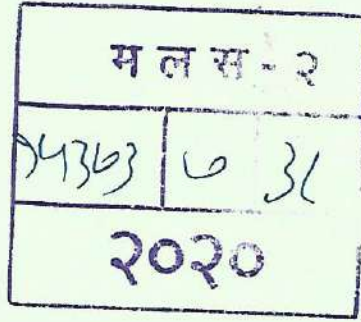


ii. The **OWNERS** have represented that the said Larger land is situated in Industrial Zone as per the certificate dated 11 October 2010 issued by the Director, Town Planning Department, Pune.

- iii. The **OWNERS** have represented that the Sub-Divisional Officer, Pune, by its order bearing no. NA/SR/78/07 dated 13 June 2007 has granted permission for nonagricultural (N.A) use of the said Larger land for Industrial use and has approved the development of the said Larger land on the terms and conditions mentioned in the said order
- b) The **COMPANY** is engaged in the business of Combustion controls and components.
- c) The **OWNERS**, besides being **OWNERS** of the said land, also have a considerable experience in the field of constructing "Built to Suit Facilities" for various industrial houses in Pune.
- d) On Knowledge of the aforesaid intention of the **COMPANY**, the **COMPANY** approached the **OWNERS** and requested a space for lease a part warehouse and office having total Built-up Area of 9400 Sq. ft. (In words Nine Thousand Four hundred Feet only) which includes Warehouse 7986 sq. ft. and office 1414 sq. ft. Above areas are including the Common area constructed on Plot No.5, out of the said Larger land and hereinafter referred as the "**Said Plot/Land**" and more particularly described and demarcated in the Second Schedule written hereunder on leave and License basis along with copy of plan marked in red.
- e) The built-up area agreed to be leased to the **COMPANY** is inclusive of the Warehouse with office and Proportionate Common Area. Warehouse Area shall be the entire area enclosed by its periphery walls including area under walls, wall cladding, Column, Toilets and Platforms, Docks, utilities.
- f) On the said mutual representation and assurances the **OWNERS** and the **COMPANY** decided to enter into a Leave & License Agreement on the terms and conditions as recorded hereunder.
- g) This Agreement contains finally agreed terms and conditions and supersedes all previous agreements, arrangements, letters of intent/allotment, writings, understandings etc., in respect of this transaction, except to the extent expressly set out herein between the **OWNERS** and the **COMPANY**.

NOW THEREFORE IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:





ARTICLE 1 DEFINITIONS

1.1 Definitions

When used in this Agreement, the defined terms set forth in this Article I shall have, unless otherwise required by the context thereof, the following meanings:

“**AGREEMENT**” means this Agreement, including all annexure and schedules attached hereto and all amendments or variations as agreed to in writing from time to time by duly authorized signatories of the Parties hereto.

“**LEAVE & LICENSE PERIOD**” shall mean the period of 5 (five) years commencing from the commencement date as mentioned in clause 3.1 below,

“**PERSON**” shall include an individual, an association, a corporation, a partnership, a joint venture, a trust an unincorporated organization, a joint stock company or other entity or organization, including a government or political subdivision, or an agency or instrumentality thereof and/or any other legal entity.

“**PARTIES**” shall mean the **OWNERS** and the **COMPANY** being referred to collectively.

“**PREMISES**” shall mean the total Built-up Area of 9400 Sq. ft. (In words Nine Thousand Four hundred Feet only) of part Warehouse 7986 sq. ft with Base building specifications such as Ground floor level industrial structure with PCC/RCC flooring, one wash room with WC, Walls/ceiling plastered with and rolling shutter doors, cabins, support utilities and Office 1414 sq. ft. on the first floor. The said total area is inclusive of proportionate common areas.

ARTICLE 2 REPRESENTATIONS AND WARRANTIES

2.1 THE OWNERS' Representations and Warranties

THE OWNERS hereby represent and warrant to the **COMPANY**, as follows.

2.1.1 That they are the absolute **OWNERS** of the said land and the said Plot and that no other Person has any right, title interest, claim or lawful demand of any nature over the said land. The **OWNERS** have the power and authority to enter into this Agreement and make the representations and perform all



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the obligations hereby contained and are validly constituted under the applicable laws.

- 2.1.2** As per the provisions of section of 44A of Maharashtra Land Revenue Code, 1966, as amended by Mah 26 of 1994, the said land being in Industrial Zone can be used for bonafide industrial use.
- 2.1.3** The OWNERS undertakes to provide to the COMPANY the aforesaid necessary plans approvals and orders if required for the said industrial facility on the said plot from the statutory Authorities.
- 2.1.4** That they have paid the necessary Nazarana as per the statutory provisions for converting the said lands from new tenure (restricted ownership) to old tenure (freehold land). Pursuant to the said conversion the OWNERS are free to deal and dispose of the said plot as it deems fit and proper.
- 2.1.5** The OWNERS have duly paid and shall pay all the taxes, charges, duties, cesses, fines (if any), penalties (if any), and other outgoings payable to the governmental and/or any other authorities and municipalities in respect of the said land/said plot.
- 2.1.6** No attachments or warrants have been served on the OWNERS in respect of Sales Tax, Income Tax, Government Revenues and any other taxes or charges in respect of the said plot.
- 2.1.7** No notices, including any notice for acquisition, requisition, adverse notice or set back by the Government or by the Municipal Corporation of Pune or any other local, or public body or authority in respect of the said plot or any part thereof have been issued to, served upon or received by the OWNERS or their agent or any other person on the OWNER'S behalf to the best of knowledge of the OWNERS.
- 2.1.8** No dedicated parking space is allowed in the common areas in the campus for commercial vehicles, except allowing incoming vehicles for loading and unloading and then allowing to depart after loading and unloading (if any) within eight hours.

2.2 THE COMPANY'S Representations and Warranties

THE COMPANY hereby represents and warrants to the **OWNERS** as follows:

- 2.2.1** The **COMPANY** is duly Registered, organized and, validly existing and



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under the laws of India and has the corporate power and authority to enter into this Agreement and perform its obligations hereunder. The execution, delivery and performance of this Agreement by the COMPANY and the performance of its obligations hereunder have been duly authorized and approved by all necessary action, and no other action on the part of the COMPANY is necessary to authorize the execution, delivery and performance of this Agreement.

2.2.2 To the best of the COMPANY's knowledge, the execution, delivery and performance of this Agreement by the COMPANY;

- (a) Will not violate or contravene any provision of its Memorandum of Association or Articles of Association;
- (b) Will not violate or contravene any law, statute, rule, regulation, licensing requirement, order, writ, injunction or decree of any court, governmental instrumentality or other regulatory, governmental or public body, agency or authority by which it is bound or by which any of its properties or assets are bound; and

2.2.3 That no representation or warranty by the COMPANY in this Agreement, and no document furnished or to be furnished to the OWNERS pursuant to this Agreement, or in connection herewith or with the transactions contemplated hereby, contains or will contain any untrue or misleading statement.

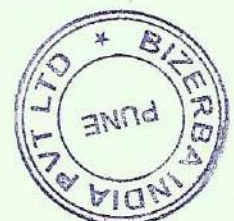
2.2.4 Parties hereto acknowledge that they have entered into this Agreement by relying upon representation and warranties made by them to one another.

ARTICLE 3

THE PERIOD OF LEAVE & LICENSE, LICENSE FEE AND OTHER CHARGES PAYABLE

3.1. LEAVE & LICENSE PERIOD

- a. The parties hereto have agreed to a Leave & License Period of 5 (five) years commencing from 1st day of January, 2021.
- b. **Commencement Date:** The **OWNERS** shall hand over to the **COMPANY**, possession of the said Premises on 1st day of January, 2021, (herein after referred to as "the Commencement Date")



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The **COMPANY** and its employees/consultants/workers/ representatives/ visitors shall have the unhindered right to access, occupy and operate within the Premises on a 24 x 7 x 365 basis during the Leave & License Period, and the **OWNERS** shall ensure that no Person creates any hindrance to the **COMPANY** and its employees/ consultants/ workers/ representatives/ visitors enjoyment of such rights subject to security check by the **OWNERS** and the **COMPANY** comply/ abide with its obligations/ terms and conditions of this Leave & License Agreement pertaining to the said Premises as mentioned herein.

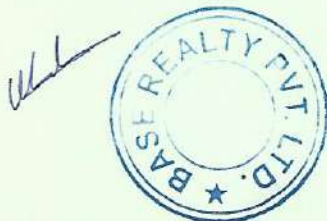
The **COMPANY** shall be entitled to appoint its own security personnel for internal security purposes.

3.2 LOCK IN PERIOD

3.2.1 The Parties herein agree for a lock in period of 3 (Three) years from the commencement date. The **COMPANY** shall not be entitled to terminate the Leave & License Agreement during this lock in period (hereinafter referred to as "the said lock in period).

3.2.2 The parties hereto agree that in the event the **COMPANY** desires to terminate the License during the Lock in period (as agreed aforesaid), it shall be liable to pay to the **OWNERS** the license fee/utilities charges for the balance un-expired lock in period plus all applicable taxes, cess, surcharges, levies etc. In the event the **COMPANY** fails to pay to the **OWNERS** such amounts i.e. the license fee for the balance un-expired license period on termination of the License during the lock in period, the **OWNERS** shall have lien over the properties of the **COMPANY** and the option to recover said amounts as mentioned herein in "Termination" Clause.

3.2.3 The **OWNERS** shall have no right to terminate the License during the lock in period except in case of default by the **COMPANY** in making regular payments of license fee or any other applicable charges to be paid by the **COMPANY** to the **OWNERS** hereunder reserved in terms of the understanding recorded under these presents. If such default occurs during the lock in period, the **OWNERS** shall be entitled to terminate the License, the **OWNERS** shall not be liable to pay any compensation to the



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COMPANY, but instead the **COMPANY** shall be liable to pay the license fee/ all other applicable charges plus all applicable taxes, cess, levies, surcharges etc. for the balance of the un-expired lock in period. The **COMPANY**, in such case, shall clear all its arrears towards license fee, found due and payable/outgoings by it to the **OWNERS** after adjusting the Security Deposit lying with the **OWNERS** simultaneously on handing over the Facility/Premises to the **OWNERS**.

3.2.4 If any amounts are found due and payable by the **OWNERS** i.e. after adjusting the Security Deposit as provided herein below, to the **COMPANY**, the **OWNERS** shall pay the same to the **COMPANY** simultaneously on handing over the Facility/premises to the **OWNERS**.

3.3 LICENSE FEE

3.3.1 For providing the aforesaid Premises to the **COMPANY** for running its activities throughout the tenure of the License period, the **COMPANY** shall pay to the **OWNERS** monthly license fee with effect from 1st day of January 2021(License Fee commencement date):

2.2.5 The monthly license fee for the Premises admeasuring 9400 Sq.ft. built up area shall be from the Lease Commencement date, i.e. from 1st January 2021, Rs.2,63,200/- (Rupees Two Lakh Sixty Three thousand Two Hundred only) per month, calculated at Rs. 28/- (Rupees twenty Eight Only) per Sq.ft.

2.2.6 The license fee stipulated above shall be escalated at the rate of 5% every year on the fee of prevailing year from the commencement date for a period of 5 (five) years.

3.3.2 The aforementioned monthly license fee payable by the **COMPANY** is excluding service tax / GST and any other statutory levies payable on the license fee for use and occupation of the Premises. The **COMPANY** shall bear and pay such Tax and all other statutory levies, present or future, payable on the license fee/Utilities charges over and above the said license fee/utilities charges.

3.4 LICENSE FEE - Payment

3.4.1 The monthly license fee/ utility charges will be paid in advance before the 10th of each English calendar month.



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The monthly license fee & all other fees shall be paid in advance before the 10th working day (excluding bank holidays) of each calendar month by electronic clearing (RTGS transfer) as per below details provided.

A/C Name : Base Realty Private Limited
 Address : 1607, 16th floor, Lodha Supremus,
 Opp Kamla Mills Compound,
 Senapati Bapat Marg,
 Lower Parel, Mumbai-400213

Bank Name : IndusInd Bank Limited
 Branch : Lower Parel Mumbai - 400013
 IFSC : INDB0000341
 Current Account No. : 200999589832

Otherwise the cheque/Demand Draft towards the payment of license fee/charges shall be drawn in favor of "**BASE REALTY PVT LTD**", unless the **COMPANY** has been instructed by the **OWNERS** in writing to draw the cheque/Demand draft in the name of the bank/financial institution as referred to in clause 3.6 below. The **COMPANY** in such case shall be liable to pay the monthly license fee/utility charges to such bank/financial institution and sign necessary papers for confirming the aforesaid arrangement arrived at by the **OWNERS**. Payment of license fee/charges by the **COMPANY** in the manner contemplated under this Article shall amount to discharge of the **COMPANY's** obligation to pay license fee/charges under this Agreement and the **COMPANY** shall not be affected in any manner.

3.4.3 The payment of license fee shall be subject to deduction of tax at source at the rate as may be applicable from time to time as per the provisions of the Income tax Act, 1961 or lower tax deduction certificate to be provided by the **OWNERS**.

3.4.4 The **COMPANY** shall not stop the payment of monthly license fee because any of its internal problems such as strike, lockout or change in management or constitution of the **COMPANY**.

3.4.5 The **COMPANY** shall bear and pay the Service Tax / GST and other statutory levies payable on the license fee/utilities charges, over and above the said license fee/utilities charges.



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The COMPANY shall pay and keep deposited as a refundable interest free security deposit with the OWNERS a sum equivalent to Six months' rent, viz. Rs.15,79,000/- (Rupees Fifteen Lakhs Seventy Nine Thousand Only) ("**License Fee Security Deposit**") for the due performance and observance by the COMPANY of all and each of the terms and conditions and provisions of this Agreement, as on the date of signing of this leave & license agreement.

- a) The COMPANY has already paid/shall pay Rs. 2,63,200/- (Rupees Two Lakhs Sixty Three Thousand two Hundred only) vide Cheque No. 000853 dated 15.10.2020 payable on HDFC Bank, Vashi, Navi Mumbai Branch, to the OWNERS.
- b) Of the aforesaid security deposit, balance Rs. 13,16,000/- (Rupees Thirteen Lakhs Sixteen Thousand only) shall be paid by the COMPANY on or before the Execution of this Agreement.

3.7.2. Period to refund of Security Deposit i.e. (i) on the expiry of the Term or the renewed term or (ii) the termination of the license, whichever is earlier, the Parties hereto shall take the accounts to ascertain the amounts due to each other i.e. whether there are any payments due by the **COMPANY** to the **OWNERS** or vice-versa and the balance amount of the Security Deposit, after such adjustment, if any, shall be refunded by the **OWNERS** to the **COMPANY** within 7 working days of the expiry of the notice period as mentioned herein below simultaneously with the **COMPANY** handing over the possession of the Facility/premises to the **OWNERS**. The Parties shall endeavour to undertake the process of verifying the accounts prior to the expiry of the Term or the notice period to enable the Parties hereto to undertake their respective responsibility as to payment of the balance of the Security Deposit simultaneously on receipt of possession of the Facility/premises without any delay.

3.8 Land and Building Taxes

The **OWNERS** shall be liable to pay all land and property taxes, including any accretions thereto and the **COMPANY** shall not be liable to contribute any amount towards the same. In case the **OWNERS** fail to pay the said taxes within the time period specified by the relevant authorities and a notice is issued to the **OWNERS/COMPANY** to clear the arrears and despite the aforesaid the **OWNERS** fails to clear the arrears before the due date or within 30 days thereafter then the **COMPANY** shall be entitled to pay such amounts due and



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recover the such amounts from the **OWNERS** by submitting such supporting documents to the **OWNERS** evidencing such payments made by the **COMPANY**. The **OWNERS** on receipt of such documents along with the requisition for payment from the **COMPANY** shall clear the payment within 7 days.

3.9 Water and Electricity charges:

3.9.1 Water and electricity (MSEDCL) along with the charges/deposits towards the expenses for consumption of electricity and water to various Government Authorities, from the date of receipt of possession of the Premises, till the date of handing over of possession on expiry or termination of the license shall be the responsibility of the **COMPANY**. The payments of these charges shall be made within the due dates from the Corporation/Municipality/ Gram Panchayat/ Government Authorities. The **OWNERS** have allotted electric meter for supply of electricity to the area utilized by the **COMPANY**. The **COMPANY** is required to pay the electricity (MSEDCL) dues arising out of this allotted electric meter in the name of the **OWNERS**.

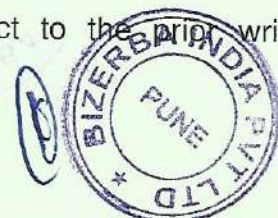
3.9.2 The **COMPANY** is allowed to have its own Diesel Generators for its business purpose within its allotted area. Before installation of the said Diesel Generators, the **COMPANY** shall take the **OWNERS** clearance on its weight and dimensions and obtain necessary permission / clearances from relevant authorities as may be applicable from time to time.

3.9.3 However, the **COMPANY** shall ensure that all electricity bills, including any arrears, if any, are cleared by it prior to handing over the possession of the Premises to the **OWNERS** on expiry of the Term of the license or the renewed term or the termination of the license, whichever is earlier. The **COMPANY** shall produce requisite proofs of such payments being made to the authorities prior to handing over the Premises to the **OWNERS**.

ARTICLE 4

MAINTENANCE/ REPAIRS & CHARGE

4.1 The **COMPANY** shall be responsible for all the day to day maintenance and AMC of equipments provided by Owners for the said Premises. The **COMPANY** shall be entitled to make any non-structural changes alterations, interior modification to the premises at its own costs subject to the prior written



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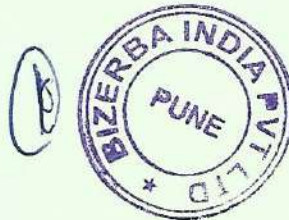
permission of the **OWNERS**. The **COMPANY** shall ensure during such process of carrying out such non-structural changes, the premises is not damaged in any manner. Further the Company shall repair or cause to repair at its own cost, any damage caused to the Premises due to the Company's action or failure to act. The **COMPANY** shall be responsible for all such aforementioned interior modification and day-to-day maintenance of the Licensed premises.

4.2 The **COMPANY** shall pay monthly common Maintenance Charges at rate of Rs. 2.00/- (Rupees Two Only) per Sq. Ft. per month, in respect of the Licensed Premises. The **COMPANY** shall also be liable to pay the Goods and Services Taxes (GST) if applicable from time to time on the above said Maintenance charges. Further the COMPANY agrees that the Company shall deposit the Maintenance or any other form of reimbursement of cost/expenses for any reason whatsoever payable by the COMPANY to the OWNERS, in the Account/s as suggested/nominated by the OWNERS and not only in the designated account for depositing rent.

The monthly Maintenance fee for the Premises shall be as follows:

Year	Period	Maintenance Fee
1 st Year	01-01-2021 to 31-12-2021	Rs.18,800
2 nd Year	01-01-2022 to 31-12-2022	Rs. 19,740
3 rd Year	01-01-2023 to 31-12-2023	Rs. 20,727
4 th year	01-01-2024 to 31-12-2024	Rs. 21,764
5 th year	01-01-2025 to 31-12-2025	Rs. 22,852

4.3 The Licensee/COMPANY and the other tenants of the same premises shall be responsible and liable for all day to day maintenance of the common facilities like Electrical (Electric Transformer, Diesel Generator Set- Powerica model, Main LT Panel, Street Lights), Gardening, Fire hydrant System etc. in the said Premises and such repair work as required to maintain Common facilities in the said Premises. All cost towards the same shall be borne by the Licensee and other occupants of the Premises on a pro rata basis. The Company further agrees that the electricity expenses for common areas & common facilities of the park shall be reimbursed to the Owners / or any maintenance agency appointed by the owners on pro-rata basis in addition to the License fee with applicable taxes every month. Further the above mentioned Charges shall be



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payable by the COMPANY from Commencement Date and also any delayed payment would attract interest @18% per annum.

- 4.4 The OWNERS shall be responsible only for Structural repairs, roofing of the premises and Operation and Maintenance of Common Areas outside the premises, roads, facilities and equipments including access control(if any) through security staff at main entrance of the campus.

ARTICLE 5

OBLIGATIONS OF THE COMPANY

5.1 INSURANCE BY THE COMPANY

That the **COMPANY** shall insure at it's own cost its property i.e. machines, equipments and other materials, which may be brought into the Premises by the **COMPANY**, by taking insurance policies with Insurance Companies to cover the risks of riots, civil commotion, fire, theft, earthquake, heavy rains/floods and natural calamities etc.

- 5.2 The **COMPANY** shall have full regard to and observe all applicable laws, procedures, rules and regulations, bye laws etc. that are in existence from time to time,
- 5.3 The OWNER has no objection for stocking of **inks, mediums, pigments, chemicals and such other performance materials/chemicals**. The **COMPANY** shall ensure that all the statutory permissions are obtained and no substances, not permitted by law, are stored in the Premises
- 5.4 The **COMPANY** shall not do or suffer to be done in the said Premises any act, agreement, matter or thing which may cause nuisance to the **OWNERS** or the other Companies/occupants except carrying on its said business activities.
- 5.5 The **COMPANY** shall further ensure that it shall not occupy the common areas of the Building/Plot/park for keeping its material during the license period.
- 5.6 The **COMPANY** shall not load more than 1000 kgs / Sq. meter on shop floor and the said 1000 kgs is inclusive of dead load, live load and all fit outs, interiors. The **OWNER** has granted permission for installation of milling, mixing and such other machines and equipments of the **COMPANY**
- 5.7 The **COMPANY** shall not park any of its/employees/representatives/agents/clients vehicles in the common areas of the campus other than allotted



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parking space. And **COMPANY** to ensure that loading and unloading of materials shall be completed within eight hours' time.

ARTICLE 6

INDEMNIFICATION

6.1 BY THE OWNERS

The **OWNERS** shall indemnify the **COMPANY** against all costs, expenses, compensation, levies, dues, duties, or fines etc., as may be levied or imposed on **OWNERS** or demands raised against **COMPANY** on account of non-observance or non-compliance of any provisions or any breach or non-performance of any of the obligations of the **OWNERS** under this Agreement.

6.2 BY THE COMPANY

The **COMPANY** shall indemnify keep indemnified, saved, defended and harmless the **OWNERS** and its assigns against any cost, expense, damage, compensation, levy, dues, duty etc. that may be levied on the **COMPANY** or the **OWNERS** /the said Premises as a result of the grant of the said license or any business activity of the **COMPANY** in this license Agreement and also against all the outgoings payable by the **COMPANY** under this Agreement and also against non-compliance of provision/requisitions under the existing laws.

ARTICLE 7

Right to Inspect the Facility

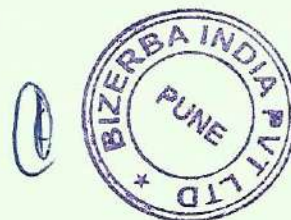
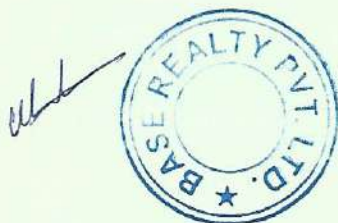
The **OWNERS** reserve the right of inspection of the Premises through their authorized personnel who may enter during office hours on giving reasonable and prior notice of at least 24 (Twenty Four) hours to the **COMPANY**.

ARTICLE 8

TERMINATION

8.1 Termination by Either Party

As mentioned hereinbefore, there is a lock in period of 3 years during which neither party shall be able to terminate the license, except as provided hereinabove and in clause 8.2 below.



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8.2 Termination during the Lock in Period

As mentioned hereinbefore, in the event the **COMPANY** defaults in payment of the license fee during the lock in period beyond a period of 1 (one) month, the **OWNERS** shall be entitled to terminate the license by giving 30 days' notice in writing to the **COMPANY**. In such case, and/or the **COMPANY** terminates the license by its own will and/or the **OWNERS** terminates the license for any breach of term by the **COMPANY**, the **COMPANY** shall be liable to pay all the dues for the balance un-expired lock in period as stipulated in this Agreement.

8.3 Termination After the Lock in Period: After the lock in period of 3 years, either party herein shall have an option to terminate the license contract by giving 6 months advance written notice to the other Party in that regard. Such termination notice can only be given after the expiry of lock in period. However the Company hereto agrees and accepts that during such notice period, the **COMPANY** shall continue to pay the monthly rentals on the due dates and it is clarified herein that the same shall not be adjusted by it against the Security Deposit.

8.4 Termination in case of Natural Calamity.

The parties have agreed that in the event of Force Majeure the Facility becomes uninhabitable for more than consecutive 12 (twelve) months, due to physical damage then in such event either of the Party shall be entitled to terminate these presents by giving 30 days written notice to the Other Party. The Parties hereto through an independent mutually agreed contractor shall assess the damage to the Facility and the time frame within which the same can be restored.

8.5 Refund of Security Deposit

Any balance of the Security deposit amount, if any, after adjusting all the arrears, dues and outgoing payable by the **COMPANY** under this Agreement there from, the **OWNERS** shall pay the same to the **COMPANY** simultaneously on handing over the vacant possession of the said Premises to the **OWNERS**. However, the **OWNERS** can inspect the Premises on yearly basis and can appraise the **COMPANY** for any required repair/ improvement work to be carried out in the Premises on the **COMPANY's** cost.

8.6 Handing over possession on expiry/termination

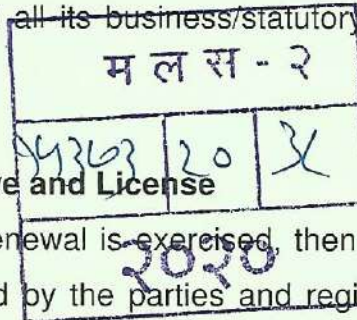
The **COMPANY** shall ensure that the entire Premises is handed over to the **OWNERS** on the expiry of the license or its termination, whichever is earlier



with proper painting, repair works, subject to normal wear and tear of the building and utilities simultaneously with the **OWNERS** refunding the Security Deposit after adjusting all dues and outgoings including outstanding payments of service tax, electricity, water bill etc. The **COMPANY** shall also ensure that all the government agencies/financial institutions, wherever necessary, are informed about the Facility being vacated by them on expiry or termination of the license and all its business licences obtained by it at the present address are changed and all its business/statutory liabilities cleared prior to vacating the Premises.

8.7 Renewal of Leave and License

If the option of renewal is exercised, then a fresh leave & license agreement shall be executed by the parties and registered with the office of concerned authorities. The stamp duty, registration charges and all other expenses in respect of the fresh leave & license agreement shall be borne and paid by the **COMPANY**.



ARTICLE 9

MUTUALLY AGREED TERMS AND CONDITIONS

9.1 Tenure of the Agreement

It is specifically agreed between the parties that this Agreement would be in effect from the Commencement Date hereof till the expiry of the license (i.e. 5 years).

9.2 Damages or Accidents

The **COMPANY** shall not be liable or responsible for any loss or damage caused to the Premises due to floods, earthquake or act of God. However, the **COMPANY** shall be responsible for damage caused to the Premises due to any negligent act of its employees, agents, contractors or any other people employed or engaged by it.

ARTICLE 10

Assignment by the OWNERS

During the license period, the **OWNERS** shall be free to sell the said Premises to any other person, provided the agreement would be remain unchanged for the unexpired period i.e. remaining period of the agreement.



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ARTICLE 11

FORCE MAJEURE EVENT:

- 11.1 Force Majeure event shall mean and include any events and/or circumstances which are beyond the control of the Parties including but not limited to (i) acts of God, flood, drought, earthquake or other natural disaster; fire, war, typhoons, the occurrence or consequences of which are unforeseeable and unavoidable and cannot be overcome by due diligence so as to render the Demised Premises or any portion thereof (as the case may be) unusable ("**Force Majeure**").
- 11.2 The COMPANY shall notify the OWNERS by cable, email or telex without delay, followed by a letter within seven (7) days thereafter, providing detailed information concerning the occurrence of such Force majeure events and the reasons preventing or delaying the fulfillment in the whole or in part of its obligations under this Agreement.
- 11.3 In the event the Premises are destroyed or damaged due to a Force Majeure Event, the OWNERS shall restore, at its own cost and expense, the Licensed Premises or any portion thereof (as the case may be) in good condition as it was at the time of execution of the lease deed in respect of the Premises within a period of 60(Sixty) days or such mutually agreed period from the cessation of the Force Majeure Event ("Restoration Period") and during such Restoration Period, no lease rent shall be payable by the COMPANY to the OWNERS.
- 11.4 Force Majeure shall not include the novel coronavirus Covid-19 pandemic which is ongoing as of the date of the execution of this agreement and any other pandemic or epidemic that may occur in future and which is beyond the control of either party hereto. Further for the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either party to make a profit or avoid a financial loss, (b) changes in the market prices or conditions, or (c) a party's financial inability to perform its obligations hereunder.

ARTICLE 12

NOTICES

Any notices/communication required to be given any of the Parties hereto shall be deemed to be sufficiently given or served, by registered post, courier, e-mail, if served or emailed to the other Party at the following address/e-mail address. If



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a notice is sent by e-mail, the said notice is required to be confirmed and sent again by prepaid, registered post, acknowledgement due, for it to have been validly served.

IF TO THE OWNERS:

Kind Attention: M/s. Base Realty Private Limited

Address: 1607, 16th floor, Lodha Supremus, Opp. Kamala Mills Compound, Senapati Bapat Marg, Mumbai 400013

Phone: 022 66200900

Fax : 022 22027573

E-mail - harshit@americorpfund.com

THE COMPANY: Bizerba India Private Limited

Kind Attention: Mr. Kiran Bidvai

Address: 401 Technocity, Plot No. X-5/3, TTC Industrial Area, Mahape, Navi Mumbai – 400 701

Phone: 912262837500

Mobile: 9004686303

e-mail: kiran.bidvai@bizerba.com

13 ARBITRATION CLAUSE

13.1 In the event of any disputes or differences arising at any time hereafter between the parties hereto and/or their associates/nominees, in respect of any matter concerning this Agreement, and/or any document/writing entered into between them in pursuance hereof, the same shall be referred to a Sole Arbitrator conversant in law for arbitration to be mutually appointed by both the parties and such Arbitration shall be governed by the provisions of Arbitration & Conciliation Act, 1996. In the event of the parties not agreeing to appoint a sole Arbitrator, each party shall appoint one arbitrator and the two appointed arbitrators shall appoint the third arbitrator who shall act as the presiding arbitrator to resolve the dispute and difference arising out of or as a result of this Agreement and or the leave & license Agreement, which shall be governed by the provisions of Arbitration & Conciliation Act, 1996

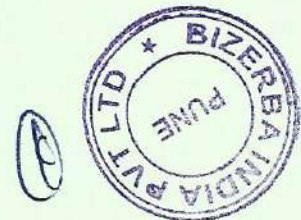
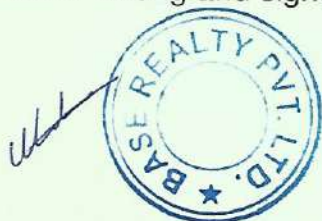
13.2 The venue of such arbitration shall be at Pune, India and the language to be used in the arbitral proceedings shall be English. The Arbitrators shall give their award in writing.



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- 13.3 The arbitrator's fees shall be borne equally by the Parties and all other costs and expenses of the arbitration shall be borne by such party as the arbitrators may award.
- 13.4 The Courts in Pune, India shall have exclusive jurisdiction arising out of this Agreement between the Parties to the present Agreement, and no other Courts shall have jurisdiction.
- 12.5 The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the Parties of their respective obligations under this Agreement
- 14. ENTIRE AGREEMENT AND ITS VALIDITY.**
- 14.1 This Agreement constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes all or any prior negotiations, representations, or Agreements, either written or oral.
- 14.2 If any provision in this Agreement becomes invalid or illegal or adjudged unenforceable, the provision shall be deemed to have been severed from this Agreement and the remaining provisions of this Agreement shall not, so far as possible, be affected by the severance. In the place of an invalid provision, a valid provision is presumed to be agreed upon by the Parties which comes reasonably and economically closer to the one agreed upon.
- 14.3 No failure or delay on the part of any of the Parties to this Agreement relating to the exercise of any right, power, privilege or remedy provided under this Agreement shall operate as a waiver of such right, power, privilege or remedy or as a waiver of any preceding or succeeding breach by the other party to this Agreement nor shall any single or partial exercise of any right power privilege or remedy preclude any other or further exercise of such or any other right power privilege or remedy provided in this Agreement or of any other rights or remedies otherwise available at law to a party.
- 14.4. No waiver of any provision of this Agreement shall be valid unless the same is made in writing and signed by the party so waiving.
- 14.5 No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by both Parties to this Agreement.



15. EXPENSES

The stamp duty payable on the execution of this leave & license agreement, for the Term and any renewals thereof, for the Premises and the registration charges thereon shall be borne and paid by the **COMPANY** alone. This Agreement shall be executed in two counterparts, each of which will be deemed an original and which together shall constitute one and the same instrument.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land proportionate) situated at Village Hinjawadi, Taluka Mulshi, District Pune totally admeasuring 28 Acres land bearing comprised of following survey numbers S/No. 234, Hissa No. 1 to 4, Survey No. 234 Hissa No. 6 to 7, Survey No. 235, Hissa No. 6 to 9, Survey No. 245, Hissa No. 1 to 3.

THE SECOND SCHEDULE OF THE PROPERTY

Part of Industrial facility on **Plot No. 5** with a built-up area of 9400 Sq. ft. situated within the First Schedule above more specifically marked in red in the plan attached hereto.



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IN WITNESS WHEREOF the parties hereto have executed this Agreement of LEAVE & LICENSE hereof at Pune on the day and year first above written.

SIGNED & DELIVERED by the within named)
 (LICENSOR/OWNERS) BASE REALTY PVT LTD)
 by the hand of one of its Director duly)
 authorized in that behalf,)
Mr. Vikram Khude)

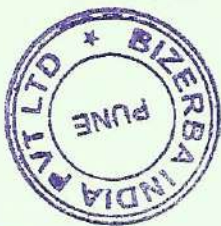


In the presence of;

1. Name: JOBI, JOSE
 Sign: [Signature]

2. Name: mihir shasad, hijwedi pure - 57
 Sign: [Signature]

SIGNED & DELIVERED by the within named)
 (LICENSEE/COMPANY) Bizerba India Pvt Ltd)
 by the hand of one of its Authorized Signatory)
 duly authorized in that behalf, **Mr. Kiran Bidvai**)



[Signature]

In the presence of;

1. Name: JOBI, JOSE
 Sign: [Signature]

2. Name: mihir shasad, hijwedi pure - 57
 Sign: [Signature]

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RECEIVED before execution of these presents)
of and from the within named LICENSEE/COMPANY)
Below mentioned cheque for the Sum of Rs.13,16,000/-)
(Rupees Thirteen Lakhs Sixteen Thousand only))
being the Refundable Security Deposit)
Within Expressed to have been paid by it to us.)

Paid as follow:

Amount	Cheque/ DD No.	Cheque/ DD Date	Name of the Bank and Branch
Rs 13,16,000/-	000852	18/12/2020	HDFC BANK VASHI MUMBAI - 400703

WE SAY RECEIVED



OWNERS/ LICENSOR

BASE REALTY PRIVATE LIMITED

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN MEETING OF THE BOARD OF DIRECTORS OF BASE REALTY PRIVATE LIMITED HELD ON THURSDAY, DECEMBER 10, 2020 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY

AUTHORITY TO MR. VIKRAM KHUDE TO EXECUTE AGREEMENT/DEED WITH BIZERBA INDIA PRIVATE LIMITED:

The Board was informed about the need to enter into "Leave and License Agreement" for the suit facility provided by the Company at Hinjewadi, Pune with Bizerba India Private Limited for a period of 5 (Five) Months. It was further suggested that the Company should authorize one person to sign the necessary documents at the concern Sub registrar office on behalf of the Company to register the documents. After the discussion it was decided to authorize Mr. Vikram Khude, Authorized Signatory on behalf of the company and following resolution was passed unanimously.

"RESOLVED THAT Mr. Vikram Khude, Authorized Signatory of the Company be and is hereby authorized to sign and execute Leave and License Agreement and all other necessary documents on behalf of the Company with Bizerba India Private Limited for the Property situated at situated at Village Hinjewadi, Taluka Mulshi, District Pune as more specifically described in the Leave and License Agreement Schedule Part"

RESOLVED FURTHER THAT Mr. Vikram Khude be and is hereby authorized to do the registration of Leave and License Agreement entered between the Company Bizerba India Private Limited and to do all such acts, things which are necessary to give effect to the above resolution"

RESOLVED FURTHER THAT the signature of Mr. Vikram Khude be verified and lodged for the record purpose."

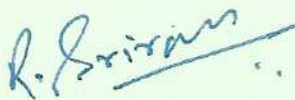
Signature of Mr. Vikram Khude



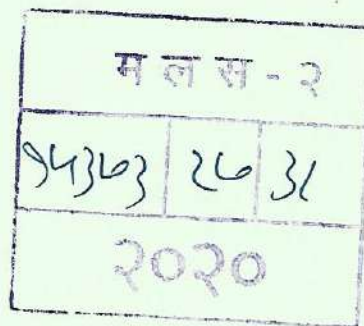
Verified by Director



For Base Realty Private Limited



Sriram Rajagopalan
Director
DIN: 01200475



Regd. Off.: 1607, 16th Floor, Lodha Supremus, Opp. Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013
Tel No: - 022 - 66200900 Fax: + 91 22 2421 2104 / 2481 6677
Email: info@americorpfund.com CIN: U70100MH2005PTC154540

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BIZERBA

Board Resolution – Cum Authority Letter

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BIZERBA INDIA PRIVATE LIMITED ON SEPTEMBER 9, 2020 AT 10.00 AM AT BIZERBA WEIGH-TECH OFFICE SHANGHAI, CHINA

AUTHORISE MR. KIRAN BIDVAI TO SIGN THE LEASE AGREEMENT FOR THE PREMISES AT INDIA LAND GLOBAL INDUSTRIAL PARK, PLOT NO 5, S.NO. 234, 235 & 245, HINJEWADI PHASE 1, TALUKA MULSHI, PUNE 411057, MAHARASHTRA ON BEHALF OF THE COMPANY

To enter into Leave and License Agreement:

The Chairman informed the Board that the Company is proposed to register the Leave and License Agreement with M/s. BASE REALTY PVT LTD for the property located at India Land Global Industrial park, Plot no 5, S.No. 234, 235 & 245, Plot no 5, Hinjewadi phase 1, Taluka Mulshi , Pune 411057, Maharashtra. The Chairman further proposed to authorize Mr. Kiran Bidvai, Managing director of the Company to sign and execute the agreement. The matter was discussed in detail and following resolution was passed unanimously;

RESOLVED FURTHER THAT draft agreement to be entered into between the owners of the respective premises and the Company tabled at the meeting be and is hereby approved.

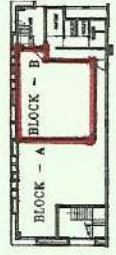
For **BIZERBA INDIA PRIVATE LIMITED**

Name: Mr. Kiran Bidvai
Director
DIN: 06945061

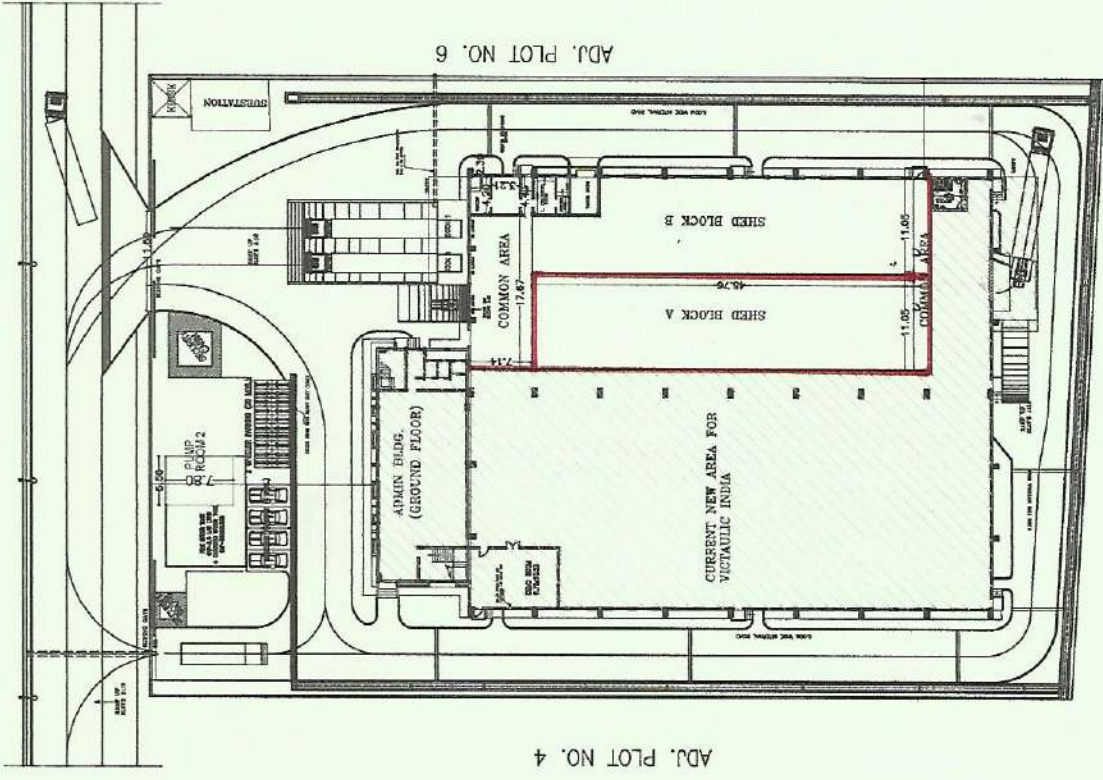
Bizerba India Priv
Registered Office Address
CIN: 28910 MH 2003 PTC

Industrial Area, Mahape, Navi Mumbai 400710
Website: WWW.Bizerba.in

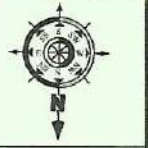
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OFFICE OPTION 2



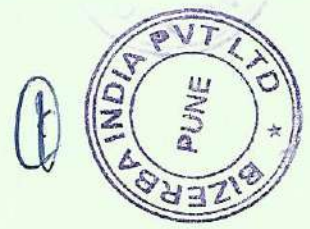
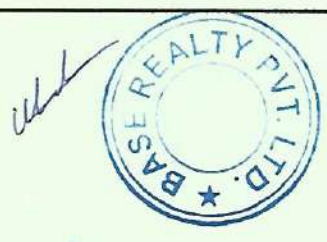
ARCHITECT



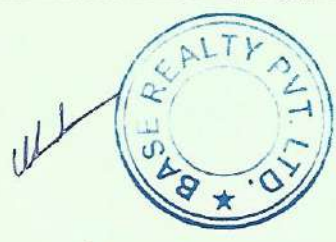
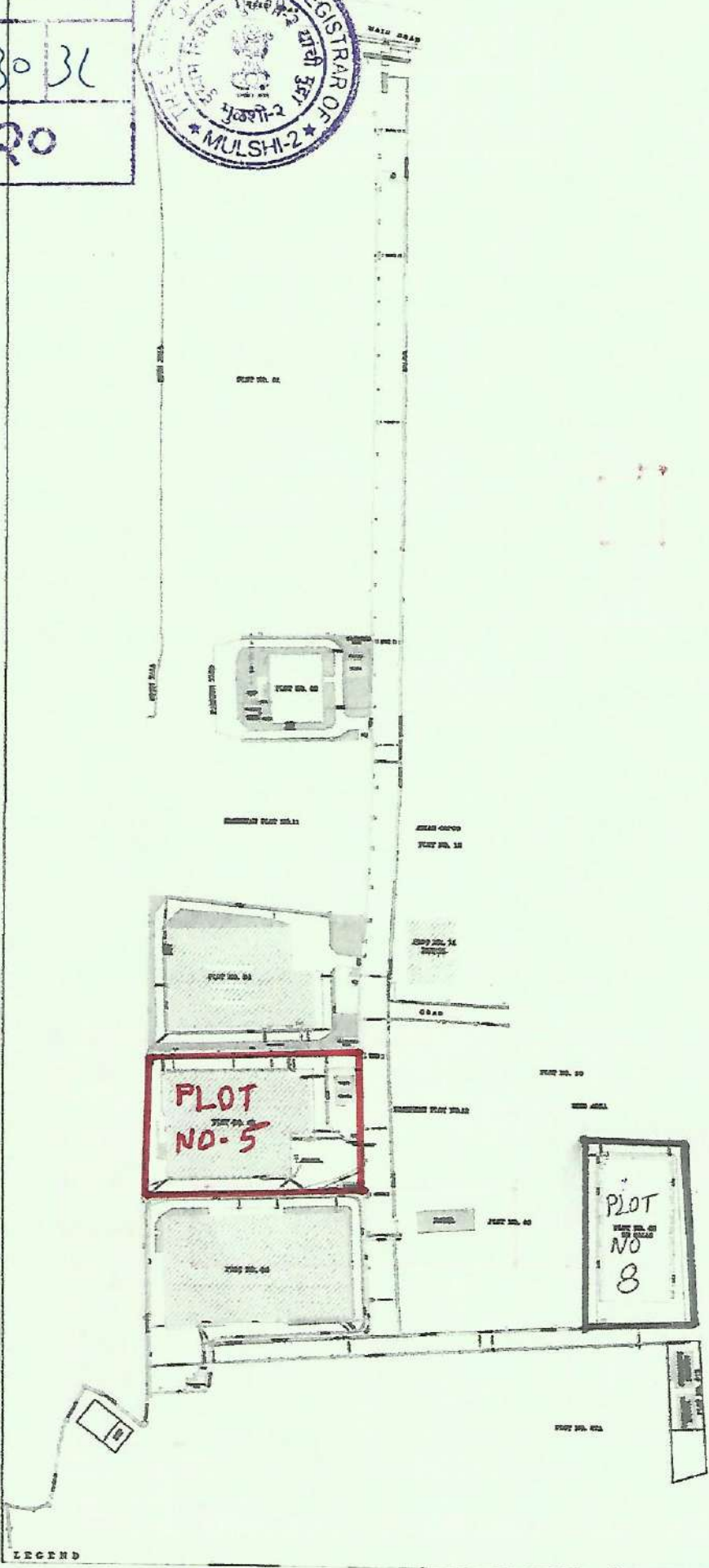
Owner - BASE REALTY

CONCEPTUAL DESIGN AT HINJEWADI, PUNE.

Plot No 5



म ल स - २		
५५३७३	३०	३८
२०२०		

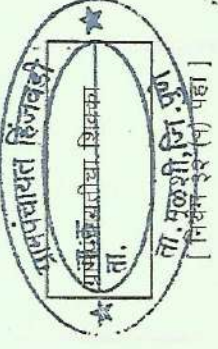


कर आकारणी रजिस्टर उतारा (नमुना नं. ८)

सन २०१७ - २०१८ सालासाठी करास पात्र इमारती व जमिनी यांची २०१५-२०१९ आकारणी यादी.

Assessment List Extract (Format No.8)

ग्रामपंचायत हिंजवडी तालुका मुळशी जिल्हा पुणे



अ.क्र.	रस्त्याचे नाव सोयी बळें नं.	मुग मिकल नंबर मिकल नंबर	मालकाचे नाव	मोगवटा दापाचे नाव	मालमतेचे वर्णन	मालकी बांधकाम वर्ष	क्षेत्रफळ चौ.फु.		धसात I धसात II	इमारती दुसार भाराक	भाडवली मूल्य (रुपये)	कराचा दर प्रति चौ.फु. (रुपये)	कराची रक्कम रुपये	कराची रक्कम रुपये		उत्पन्न विवरण	अंमलबंदी निकाल आणि त्यानंतर केलेले करण (रुपये)	नंतर वाढ विना घट झालेल्या बाबतीत आदेशाच्या संदर्भात शेरा	
							जमीन	इमारत						धरपट्टी	विना वती कर				आसाम्य कर
१	एम.आय.ड .सी	४ ३९६	५ बेस रिजॅलिटी प्रा.लि.	६ स्वतः / मुद्द	७ स.नं.२३४/१ले ४/६/७/२३५/६ ते ९/२४५/१ ते ३ प्लॉट नं.५ मधील तळमजला ३६०४८ चौ.फु.च पहिला मजला २६१६ चौ.फु.एकुण ३८६९४ आर.सी.सी.बांधकाम शौचालयसह.	८ ३८६९४.०० ३८६९४.००	९ १० १२	११ १२	१३ १४	१५ १६	१७ १८	१९ २०	२१ २२	२३ २४	२५ २६	२७ २८	२९ ३०	३१ ३२	
																		सहाय्यक संचालक नगर रचना याचेकडील क्र.एनए बीपी / मो.हिंजवडी, / ता.मुळशी / स.नं.२३४/१ले,६,७ व इतर / ससपु / ६४३२, दि.१५/०९/२०१२ च मासिक समा दि.२७/०९/२०१६ रोजी ठराव क्रं. १०९ अन्वये नोंद घेतली असे. मोगवटा प्रमाणपत्र अप्राप्त.	

म ल स - २
१५३६३ ३९३८
२०२०



येणे प्रमाणे अस्सल हुकुम नक्कल अर्जादार श्री. / सी. वेस रिजॅलिटी प्रा. लि. यांचे अर्जावरून उतारा तयार केला असे.

नक्कल तयार करणार

लेखनिक

ग्रामपंचायत हिंजवडी
ता. मुळशी, जि. पुणे

दिनांक २९/०६/२०१७
Date

ग्रामपंचायत हिंजवडी
अधिकारी
(Gram Panchayat Hingwadi
Officer)



महाराष्ट्र शासन

गाव नमुना सभत
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १,१,६ आणि ७]

गाव :- हिंजवडी तालुका :- मुळशी जिल्हा :- पुणे शेवटचा फेरफार क्रमांक :- व दिनांक :-
भूमापन क्रमांक व उपविभाग : 234/1 तें/4/6/7/235/6 तें/9/245/1 तें/3/प्लॉट नं 4 व 5 व 6

भूमापन क्रमांक व उपविभाग 234/1 तें/4/6/7/235/6 तें/9/245/1 तें/3/प्लॉट नं 4 व 5 व 6		भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव			खाले क्रमांक
शेताचे स्थानिक नांव :-		क्षेत्र	आकार	पॉ.ख.	फे.फा	
क्षेत्र एकक	आर.चौ.मी	मे. बेस दिवान्डी घा. नि. तर्फे			(9606)	11474
बिन शेती	227.37.27	गणेश एकनाथ बोखाडे			(9606)	कळाचे नाव
बिन शेती आकारणी	2274.00	मनोज नवल हिंगोराणी			(9606)	ईतर अधिकार
जिरायत	-	सुनज रतन मोहता			(9606)	
बागायत	-	सामाईक क्षेत्र	227.37.27	2274.00		
तराई	-					
वरकस	-					
इतर	-					
एकूण क्षेत्र	-					
पोट-खराब (लागवडीस अयोग्य)	-					
वर्ग (अ)	-					
वर्ग (ब)	-					
एकूण पॉ ख	0.00.00					
आकारणी	0.00					
जूडी किंवा विशेष आकारणी	-					
जने फेरफार क्र. (9606)						सोमा आणि भूमापन विन्हे :

गाव नमुना बारा
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- हिंजवडी तालुका :- मुळशी जिल्हा :- पुणे शेवटचा फेरफार क्रमांक :- व दिनांक :-
भूमापन क्रमांक व उपविभाग : 234/1 तें/4/6/7/235/6 तें/9/245/1 तें/3/प्लॉट नं 4 व 5 व 6

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचा साधन	क्षेत्र
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		
2017-18	संपूर्ण वर्षे										बांधकाम पड	227.3727		

"या प्रमाणित प्रतीसाठी फी म्हणून १% रुपये मिळाले."
दिनांक :- 28/10/2020
सांकेतिक क्रमांक :- 2725000603098500001020201634

(नाम :- वर्षे आप्या वाडिकर)
श्री. राजेश चव्हाण :- शाखाचे अधिकारी जि :- पुणे
गाव कामगार तलाठी
सजा- मारुंजी ता. मुळशी, जि. पुणे.

म ल स - २		
१५३६३	३२	३८
२०२०		





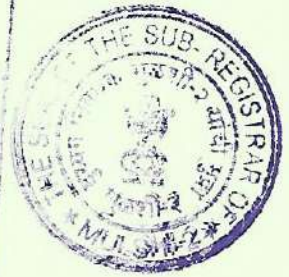
भारत सरकार
Government of India



विक्रम सुरेशचंद्र खुटे
Vikram Sureshchandra Khude
जन्म तारीख / DOB: 25-09-1979
पुरुष / Male



म ल स - २
९५३७३ ३३ ३८
२०२०



9066 5677 4840

आधार - सामान्य माणसाचा अधिकार

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH12 20106079401 DOI 30-11-1998
Valid Till: 24-09-2023 (NT)

15-12-2018
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
FORM 7
RULE 16 (2)

COV DOI
LMV 30-11-1998
MCWG 30-11-1998

DOB: 25-09-1979 BG:

Name: VIKRAM KHUDE
S/D/W of: SURESHCHANDRA
Add: SNO 43 S VJAYA RASHMI SOCI
A1 FNO 9 NEAR GANPTAI MATHA
WARJEPUNE CITY, PUNE
PIN: 411058
Signature & ID of
Issuing Authority: MH12

Signature/Thumb
impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BASE REALTY PRIVATE
LIMITED

06/07/2005

Permanent Account Number

AACCB6445M

Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFKPB0496E

नाम / NAME
KIRAN NAMDEO BIDVAI

पिता का नाम / FATHER'S NAME
NAMDEO BALAJI BIDVAI

जन्म तिथि / DATE OF BIRTH
13-05-1965

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)



Adm

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIZERBA INDIA PRIVATE LIMITED

27/02/2003

Permanent Account Number

AAACW4658R

04022010



भारत सरकार
Government of India



किरण नामदेव बिदवाई
Kiran Namdeo Bidvai
जन्म वर्ष / Year of Birth: 1965
पुरुष / Male

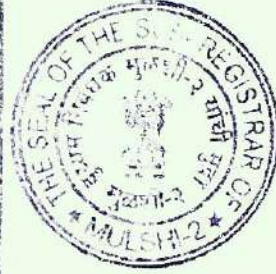
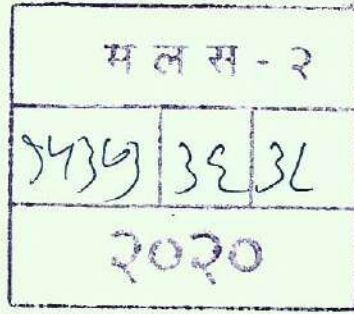


9086 5773 9034

आधार - सामान्य माणसाचा अधिकार

म ल स - २		
१५३७३	३४	३८
२०२०		





Leave & license Agreement Stamp duty for period of 5 years

Bizerba India Private Limited;

SR. NO.	Period 60 month & Rent	Rent AMOUNT	DEPOSIT 10% PER YEAR 5 years
1 year	12 MONTHS 2,63,200/-	31,58,400/-	1,57,900/-
2 year	12 MONTHS 2,76,360/-	33,16,320/-	1,57,900/-
3 year	12 MONTHS 2,90,178/-	34,82,136/-	1,57,900/-
4 year	12 MONTHS 3,04,687/-	36,56,244/-	1,57,900/-
5 year	12 MONTHS 3,19,921/-	38,39,052/-	1,57,900/-
	Total Amount		7,89,500/-
	Rent -	1,74,52,152/-	

TOTAL RENT AMOUNT = 1,74,52,152/-

DEPOSIT AMOUNT 20,00,000,00/-
10%5 * 5 YEAR = 10,00,000/-

7,89,500/-

1,82,41,652/-

Stamp 0.25%

45,605/- STAMP

Total Amount 1,82,41,652/-

GST 18% 45,604/-

115/-

Stamp 0.25%

115/- STAMP

Total Stamp=

45,800 /- @ Stamp Duty

Reg. fee =

5,00/- Register Fee

DHC

1,000/- Receipt

47,300/-



दस्त गोपवारा भाग-2

मलमर

दस्त क्रमांक:15373/2020

21/12/2020 12 00:35 PM

दस्त क्रमांक :मलमर/15373/2020

दस्ताचा प्रकार :-36-अ-लिब्ट अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा टसा
1	नाव:मालक-वेस रिअल्टी प्रा.ली. तर्फे अधिकृत स्वाक्षरीकर विक्रम खुडे - - पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: इंडिया लॅन्ड ग्लोबल इंडस्ट्रियल पार्क, हिंजवडी, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AACCB6445M	लायसेन्सर वय :-41 स्वाक्षरी:-		
2	नाव:भाडेकरू- विझरवा इंडिया प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार किरण विडवई पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: टीटीसी इन्डीस्ट्रीअल एरिया महापे नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर:AAACW4656R	लायसेन्सी वय :-55 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिब्ट अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कदुल करतात.
शिक्रा क्र.3 ची वेळ:21 / 12 / 2020 11 : 53 : 12 AM

ओळख:-

सदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा टसा
1	नाव:वकील राहुल तुपे - - वय:27 पत्ता:हिंजवडी,पुणे पिन कोड:411057	 स्वाक्षरी	

शिक्रा क्र.4 ची वेळ:21 / 12 / 2020 11 : 53 : 29 AM

शिक्रा क्र.5 ची वेळ:21 / 12 / 2020 11 : 53 : 32 AM नोंदणी पुस्तक 1 मध्ये

MLS2

Payment Details.

सह दुय्यम निबंधक

श्रेणी - 9, मुळशी - 2

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BIZERBA INDIA PVT LTD	eChallan	69103332020122112174	MH008693266202021E	45800.00	SD	0003994300202021	21/12/2020
2		DHC		2012202004170	760	RF	2012202004170D	21/12/2020
3	BIZERBA INDIA PVT LTD	eChallan		MH008693266202021E	500	RF	0003994300202021	21/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

15373 /2020

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की
या दस्तामध्ये
एकूण..... पाने आहेत

पहिले नंबरचे पुस्तकाचे
५५.३५...३ नंबरची नोंदला.

सह दुय्यम निबंधक श्रेणी-9
मुळशी-2

दिनांक:- 29/12/2020

